

FALLBROOK

2000 Census Population.....39,646

Community 2020 Target.....50,000

April 2004 WC Map Population60,990



APRIL 2004 WORKING COPY MAP

The key objectives are to retain the vitality of the town center while preserving the rural character and agriculture within the community. It is also important to protect the areas of rugged terrain, particularly in the northern part of the community along the Santa Margarita River, by applying a Rural Lands density designation. In the southern portion of the community (along the San Luis Rey River), rural lands densities have been applied due to environmental constraints (floodplain). The April 2004 Map has also taken into consideration a proposed transit node and appropriate densities in the area east of Interstate 15 and north of State Route 76.

KEY COMMUNITY ISSUES

- Traffic congestion, especially though the town center
- Preservation of a vibrant, prosperous town center
- Impacts to small town community character from population growth and development
- Preserving community character and the environment while protecting private property interests

COMMUNITY-SPECIFIC PLANNING RATIONALE

- The community contains a well-defined Village that includes an existing revitalization area
- The village is surrounded by Semi-Rural lands that are already subdivided

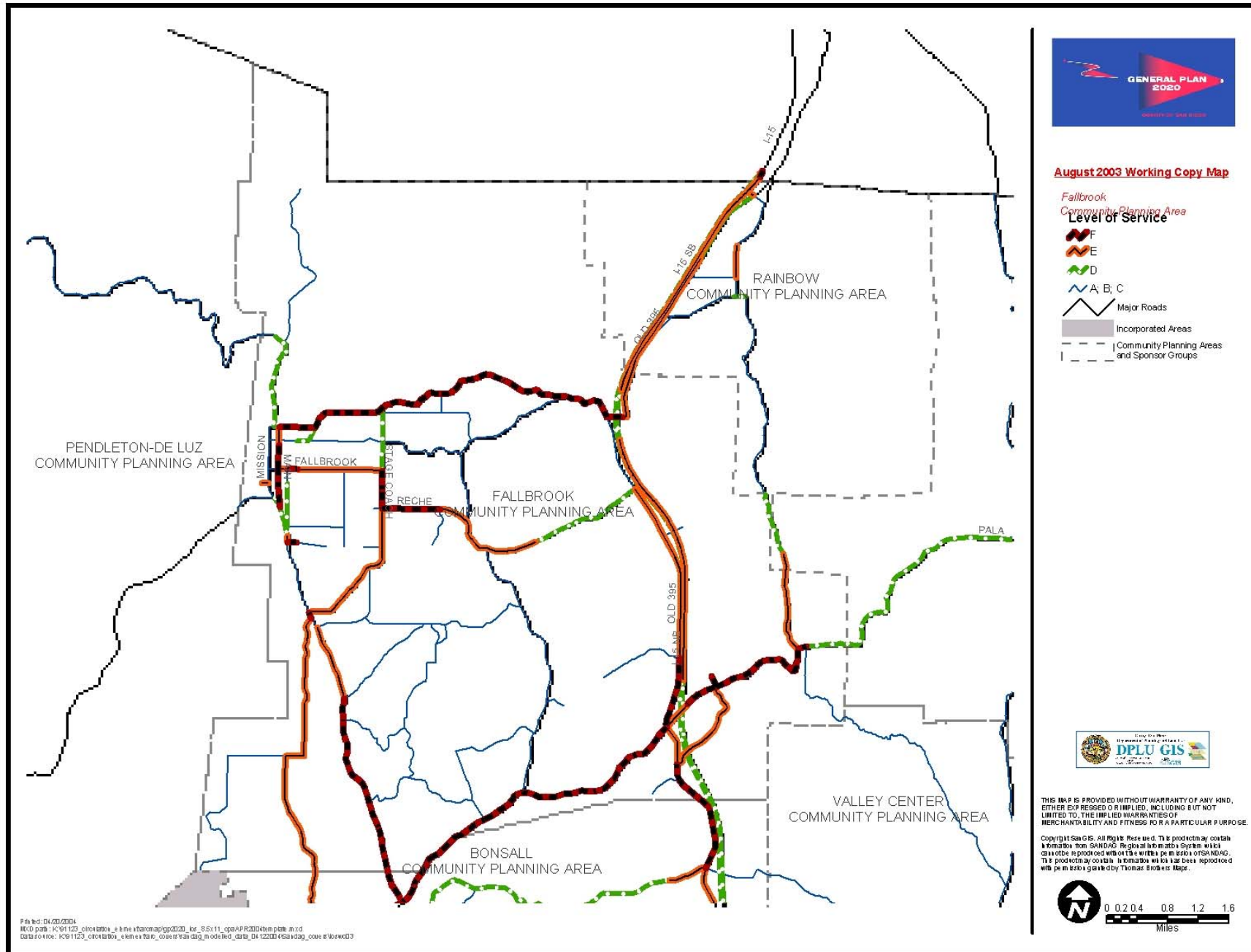
- A large area, northeast of the interchange between State Route 76 and Interstate 15, has been identified as a possible employment center accompanied by residential designations to accommodate a mix of single family and multifamily housing
- The environmentally sensitive lands surrounding the Santa Margarita River in the north and San Luis Rey River floodplain in the south have been designated at Rural Lands densities

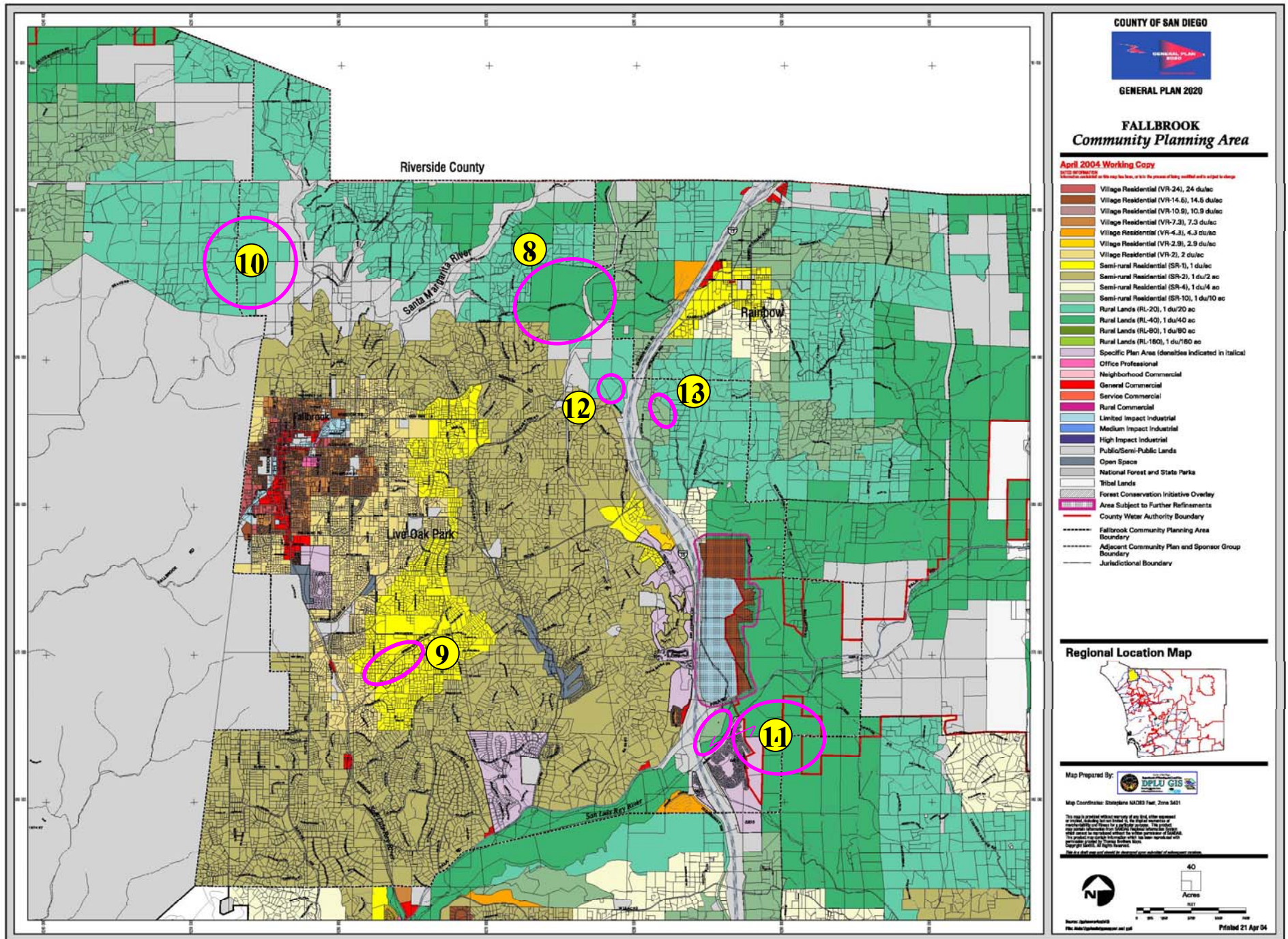
TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there would be about 94 lane-miles of roads operating at LOS E or F in Fallbrook. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is about \$305 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces about 114 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is nearly \$590 million for Fallbrook.

¹ Based on traffic forecasts for the August 2003 Working Copy map.





8	Thure Stedt (representing Chaffin)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> • Create a model for community development • Assign densities based on the characteristics of the land • Reduce public costs • Develop an internally consistent general plan 		<u>Rationale for April 2004 WC:</u> <p>This referral is a pipelined project and will continue to be processed with the density permitted under the existing general plan. In this area of approximately 450 acres in northeast Fallbrook, the slopes are exceptionally steep with some exceeding 50 percent. It is largely undeveloped with limited vehicular access and within the proposed North County MSCP preserve area. With limited availability to public services and infrastructure, it meets all the criteria for Rural Lands. A Semi-Rural density would not be consistent with the characteristics of the area and would create an isolated pocket of semi-rural density surrounded by rural lands.</p>	
9	D.E. McCormac			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/acre

10	Hadley Johnson and William Schwartz (representing J. Chandler)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Create a model for community development• Assign densities based on the characteristics of the land• Reduce public costs• Develop an internally consistent general plan		<u>Rationale for April 2004 WC:</u> <p>This referral is a pipelined project and will continue to be processed with the density permitted under the existing General Plan. The referral is located in northwestern Fallbrook. Eighty percent of the area's 350 acres has slopes that exceed 25 percent and it is within the proposed North County MSCP preserve area. With limited vehicular access, public services and infrastructure, it meets all the criteria of Rural Lands. A Semi-Rural density would not be consistent with the characteristics of the area and would create an isolated pocket of semi-rural density surrounded by rural lands.</p>	
11	Ivan Fox (representing Victor Pankey)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres
			Referred to Commercial/ Industrial review	
12	Thure Stedt (representing Chaffin)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Assign densities based on the characteristics of the land• Reduce public costs• Create a model for community development		<u>Rationale for April 2004 WC:</u> <p>The steep slopes on this 22-acre property in northeastern Fallbrook are similar to the surrounding area, most exceeding 25 percent and in some areas, 50 percent. Due to the steep slopes, the parcel may not be able to subdivide under the existing General Plan.</p>	

13	Jerry Winter			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/10 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> • <i>Assign densities based on the characteristics of the land</i> • <i>Create a model for community development</i> • <i>Balance competing interests</i> 		<u>Rationale for April 2004 WC:</u> <p>Located east of Interstate 15, near boundary with Rainbow. The referral has an application for a TPM in process. The less than 20-acre parcel was graded fairly flat several years ago, but it is not characteristic of the steeply sloped surrounding area. The December 2002 Working Copy map assigned a Rural Lands density to this area. However as a result of this referral as well as continued discussion on the transit node concept for property further south, the August 2003 Working Copy map increased the densities along the eastern boundary of Interstate 15, north of the development formerly known as the Hewlett Packard site. Land directly north of the site was increased to 1 du/4 acres. The area closer to the Rainbow boundary was increased to 1 du/10 acres. This change was more consistent with GP2020's community development model and the transit node concept.</p>	